



£180,000

21 Granary Close, Spilsby, Lincolnshire, PE23 5BP

NEWTONFALLOWELL 

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Spilsby, Lincolnshire, PE23 5BP
£180,000 Freehold

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An end-terrace house in a quiet cul-de-sac location off Partney Road on the outskirts of town but with easy access to amenities. An part glazed entrance door leads to the entrance hall which has a radiator and a staircase rising to the first floor. Off the entrance hall there is a cloakroom which has a window to the front, a close coupled WC and a hand basin. The kitchen has a window to the front, a radiator, slate tile effect flooring and an understairs cupboard. The kitchen is fitted with a range of base & wall units with work surfaces & tiled splashbacks which incorporate a stainless steel sink & drainer, gas hob, integrated electric oven, space & plumbing for an automatic washing machine. The L-shaped lounge has a window & french doors to the rear elevation & garden and two radiators.

The first floor landing has a large storage cupboard and access to all bedrooms and the shower room. Bedroom one has a window to the rear, bedroom two has a window to the front and bedroom three has a window to the rear. The shower room has a window to the front and is fitted with a suite comprising of a large walk-in shower enclosure, close coupled WC and a hand basin inset to a vanity unit with a cupboard under.

Outside there is allocated parking for two cars which is accessed under an archway to the side of the property. There is also a leasehold garage with light and power. The good sized rear garden is enclosed and has a paved patio, a gravelled pathway with lawned areas & borders to either side.

The property benefits from gas central heating and double glazing.

Properties like this are in very high demand at the moment and we would advise an early viewing to avoid disappointment. Call 01790 755222 now!



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE

15'7" x 14'7" (max l-shaped) (4.75m x 4.45m (max l-shaped))

KITCHEN

8'7" x 7'11" (2.62m x 2.41m)

FIRST FLOOR LANDING

BEDROOM ONE

12'9" x 8'4" (3.89m x 2.54m)

BEDROOM TWO

10'3" x 8'4" (3.12m x 2.54m)

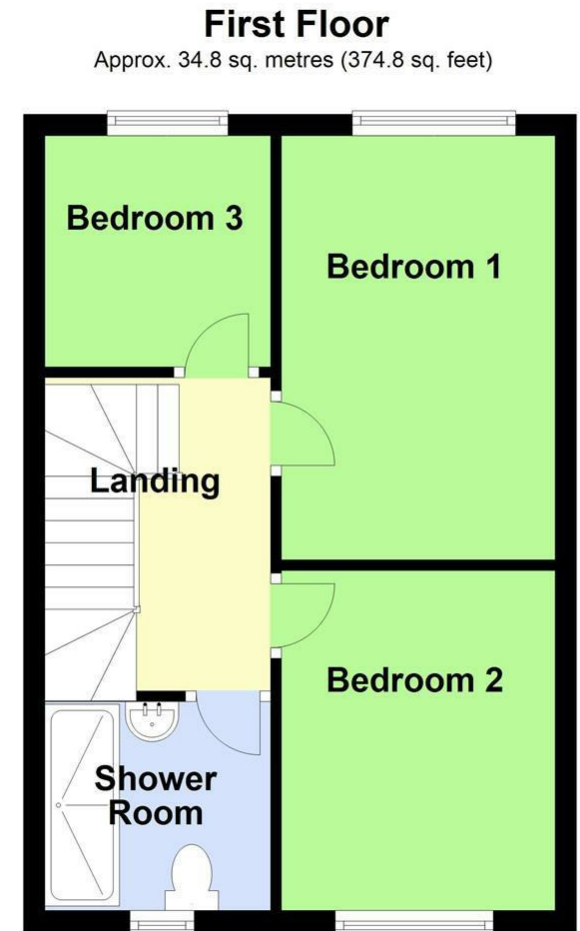
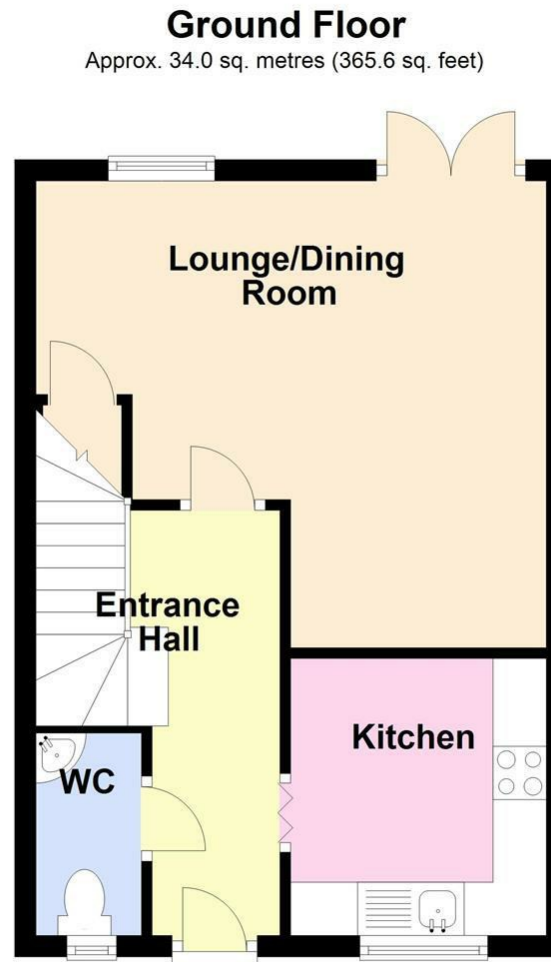
BEDROOM THREE

7'0" x 6'11" (2.13m x 2.11m)

SHOWER ROOM

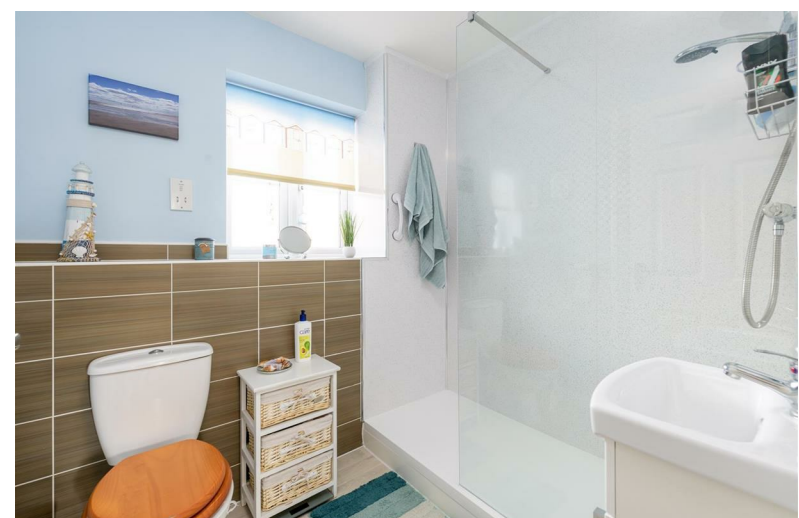
GARAGE

Leasehold with light & power.



Total area: approx. 68.8 sq. metres (740.5 sq. feet)





SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 455222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01790 755222.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC